



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Charles Street, Swinton, M27 9UG

£210,000

STUNNING MID TERRACE HOME WITH NO CHAIN DELAY

Situated on the charming Charles Street in Swinton, Manchester, this beautifully presented mid-terrace home offers a delightful blend of comfort and style, making it an ideal choice for first-time buyers or professional couples. Spanning three floors, the property boasts two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The generous galley kitchen is both functional and inviting, perfect for those who enjoy cooking and socialising.

The home features two spacious bedrooms, ensuring a restful retreat at the end of the day. The modern bathroom is tastefully designed, adding a touch of elegance to the property. Additionally, the useful attic room presents an excellent opportunity for a home office, guest room, or simply extra storage space.

Outside, the low-maintenance rear yard offers a private outdoor area, perfect for enjoying a morning coffee or hosting summer barbecues. This property combines practicality with modern living, all within a friendly neighbourhood. With its appealing features and convenient location, this terraced home is not to be missed.

Charles Street, Swinton, M27 9UG

£210,000

 **2**  **1**  **2**  **D**

- Stunning Mid Terrace Property
 - Three Piece Bathroom Suite
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - No Chain Delay
 - Tenure Leasehold
- Versatile Attic Room
 - Spacious Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

14'9 x 2'8 (4.50m x 0.81m)

Composite double glazed frosted front door, solid wood flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed window, central heating radiator, cast iron open fire with tiled hearth and wooden mantel and solid wood flooring.

Reception Room Two

13'7 x 12'0 (4.14m x 3.66m)

UPVC double glazed window, central heating radiator, cast iron log burner, solid wood flooring, door to understairs storage and open to kitchen.

Kitchen

20'8 x 6'5 (6.30m x 1.96m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, range cooker with seven ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for dryer, space for American-style fridge freezer, integrated dishwasher, integrated washing machine, solid wood flooring and composite double glazed door to rear.

First Floor

Landing

Doors leading to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

12'7 x 11'8 (3.84m x 3.56m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

12'0 x 8'0 (3.66m x 2.44m)

UPVC double glazed window, central heating radiator, fitted wardrobes and solid wood flooring.

Bathroom

8'0 x 5'0 (2.44m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed shower and rinse head, part PVC panelled elevations, part tiled elevations, spotlights, PVC panelling to ceiling, extractor fan and tiled flooring.

Second Floor

Attic

13'7 x 8'9 (4.14m x 2.67m)

Two Velux windows.

External

Rear

Pattern imprinted concrete enclosed yard.

Front

Forecourt with gravel chippings.



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